



North Carolina Department of Environment and Natural Resources
Division of Waste Management

Pat McCrory
Governor

Dexter R. Matthews
Director

John E. Skvarla, III
Secretary

October 10, 2013

Mr. John L. Turner
Market Street Storage, LLC
1111 Metropolitan Avenue, Suite 700
Charlotte, NC 28204

Re: Market Street Storage
3939 W. Market Street
Greensboro, Guilford County, NC
ID # Pending

RE: Information on Voluntary Cleanup Procedures and Regulatory Requirements

Dear Mr. Turner:

We received your Phase II Limited Subsurface Investigation, which indicates that above-identified site has been contaminated by one or more hazardous substances. This letter is to go over procedures to ensure any immediate exposure to contaminants is addressed and to provide you with information on our voluntary party site cleanup program and regulatory requirements for cleanup.

First, to identify any immediate exposure risks, a Site Conditions Questionnaire, available on our website noted at the end of this letter, should be completed and returned to this office. The information you provide will be reviewed along with other information to determine if any immediate actions are necessary, so it is important that the information you provide is complete and accurate.

Depending on the degree of hazards present, immediate response actions (by responsible parties or owners or by the State, when no financially-viable responsible parties exist) may be necessary to abate current exposure to contamination. At higher risk sites, the Division of Waste Management (Division) will directly oversee and approve testing and cleanup work conducted by responsible parties and owners. At sites the Division determines are not the highest risk, we have a privatized oversight program to help expedite approval of voluntary party contaminant cleanup actions. This program is called the Registered Environmental Consultant (REC) Program. The REC Program was established to remove a bottleneck for approval caused by limited state staff available for oversight of cleanup actions. The Division must apply its staff resources toward working on the highest risk sites first. The technical requirements are the same regardless of whether an REC or state staff oversee and approve the work.


For voluntary cleanup actions under the REC Program, the remediating party hires an REC, a firm that has been approved by the state to implement a cleanup and certify that the work is being performed in compliance with state regulations. In other words, the REC is authorized to provide oversight of the cleanup in place of the Division. Details regarding the REC Program can be found at <http://portal.ncdenr.org/web/wm/sf/ih/recprogram>.

The advantages of participating in a voluntary assessment and/or cleanup under an agreement with the Division (with state staff or REC oversight) include: 1) removal of this site from the NC Sites Priority List of inactive hazardous sites and 2) eligibility for a cap on cleanup costs a party is obligated to pay if that party enters into an agreement with the Division. The REC Program also has the advantage of an expedited cleanup process as the REC has the authority to certify completion of work phases without having to wait for state concurrence. Because the costs to clean up contaminated materials continue to increase and because uncontrolled contamination may move and expand over time, immediate action taken at your property now could help to reduce cleanup costs and may prevent future damage to adjacent properties. Of even more concern, uncontrolled migration of groundwater contamination can lead to potential exposure by contaminating drinking water wells in the area, discharging to the surface on other properties and vapors from the contaminated groundwater entering homes and other structures. For those sites where the degree and extent of contamination at the site is relatively minor, it is possible that only a limited amount of assessment and/or cleanup would be required in order to receive a "No Further Action" declaration from the state. Such a declaration could have a significant positive effect on the value of your property.

Regardless of your plans for voluntary remedial action, if you have not already done so, you must take the immediate abatement actions to terminate and control the contaminant discharge, and mitigate any hazards resulting from exposure to the pollutants as required by state regulations under 15A NCAC 2L. Beyond these initial abatement actions, all assessment and remediation will be done through the Inactive Hazardous Sites Response Act.

The Site Conditions Questionnaire should be sent to my attention. In your response, please indicate whether you are willing to conduct a voluntary site assessment and/or cleanup. Information regarding the Inactive Hazardous Sites Program can be found at <http://portal.ncdenr.org/web/wm/sf/ihshome>. Please provide all future documents submitted in relation to this work in both paper and in an electronic format (pdf), unless specified by staff to supply only electronic copies. If you have additional questions, please contact Sharon Cihak at the Guilford County Dept. of Public Health, 400 W. Market Street, Suite 300, Greensboro, NC 27401 and/or at (336) 641-3541.

Sincerely,



John W. Walch, Eastern Unit Supervisor
Inactive Hazardous Sites Branch
Superfund Section